## TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 3

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Property	ID:	R21706

		GROUP 3	71
Property Informatio	n	59	
property address:	1502 S TEXAS AVE		er de Marie 1954
legal description:	CAVITT HIGHWAY #6, LOT 14,1:	5	. %
owner name/address:	DON'S CARPET PAINT & WALLE	PAPER	
	1426 S TEXAS AVE	48.7	or in the Manager of
	BRYAN, TX 77802-1013	Market State Control of the Control	
full business name:	Furniture Shar	1 Jiffins	
land use category:	Commin Balani	type of business:	<u> Liej</u>
current zoning:		occupancy status:	
lot area (square feet):		frontage along Texas Avenue (feet	): <u> </u>
lot depth (feet):	<u> </u>	sq. footage of building: <u>35 8 4</u>	
property conforms to:	min lot area standards	min. lot depth standards	t width standards
Improvements		· ·	
# of buildings:/	building height (feet):	/5 # of stories: /_	
type of buildings (spec			
building/site condition	: 4		
buildings conform to n	ninimum building setbacks:	u yes ino (if no, specify)	Zight
approximate constructi	ion date: accessible to the	public: Dyes - no	
possible historic resour	rce: □ yes 🛕 no sidewa	ılks along Texas Avenue: □ yes 🎉 r	, 10
other improvements:	yes □ no (specify) _ Chai		
·		(pipe fences, decks, carports, swimi	ming pools, etc.)
Freestanding Signs			
□ yes -tino		□ dilapidated □	abandoned □ in-use
# of signs:	type/material of sign:		
overall condition (spec	ify):		
	ated signs suggested? □ yes □		
Off-street Parking			

# of available off-street spaces:

landscaped islands: 

yes no

sufficient off-street parking for existing land use: yes one

improved: ½ yes □ no parking spaces striped: □ yes □ no

□ yes 💆 no:

lot type: asphalt concrete other

overall condition: \_\_\_\_\_\_\_\_\_\_

end islands or bay dividers:

space sizes: \_\_\_

reet adjacent separation requirements:	Curb Cuts on Texas Avenue	
meet adjacent separation requirements:	now many: curb types: standard curbs curb ramps curb cut closure(s) suggested?	∃yes □ n
And scaping  I yes 100 (if none is present) is there room for landscaping on the property?   Dutside Storage  Yes no (specify)  Electrone's Bean Bog chair 3  (Type of merchandise/material/equipment stored)  numpsters present: pes 100 are dumpsters enclosed: pes 100  Miscellaneous  Is the property adjoined by a residential use or a residential zoning district?  The yes 100 (circle one) residential use residential zoning district is the property developable when required buffers are observed? Types no  finot developable to current standards, what could help make this a developable property?	f yes, which ones:	
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Outside Storage  Yes no (specify) Bed Frances, Bean Bog About 3 (Type of merchandise/material/equipment stored)  The property adjoined by a residential use or a residential zoning district?  The property developable when required buffers are observed?  The property developable to current standards, what could help make this a developable property?	neet adjacent separation requirements: 🗆 yes 🍮 no meet opposite separation requirements: 🖎	es 🗆 no
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f not developable to current standards, what could help make this a developable property?		
accessible to alley:   yes pino		
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	accessible to alley:   yes   no	
Other Comments:	§	
	Other Comments:	